



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**82 CHEROVAN Drive, Calgary T2V 2P2**

MLS®#: **A2172752**      Area: **Chinook Park**      Listing Date: **10/11/24**      List Price: **\$1,274,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **5,780 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,734**  
 Low Sqft:  
 Ttl Sqft: **1,734**

DOM

**40**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **3 Level Split**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Private**  
 Park Feat: **Alley Access,Double Garage Attached,Garage Door Opener,Insulated,Oversized,Paved,See Remarks**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Dog Run,Lighting,Private Yard**

Construction: **Stone,Stucco**  
 Flooring: **Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,ENERGY STAR Qualified Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,See Remarks,Tankless Water Heater,Washer,Window Coverings,Wine Refrigerator**  
 Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Stone Counters,Storage,Tankless Hot Water,Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 5`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`11" x 9`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`4" x 18`8"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`1" x 9`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`11" x 12`11"</b>

Room	Level	Dimensions
<b>Den</b>	<b>Main</b>	<b>8`2" x 12`0"</b>
<b>Family Room</b>	<b>Main</b>	<b>12`4" x 16`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`4" x 14`8"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>11`10" x 10`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`4" x 11`9"</b>

3pc Bathroom  
Laundry

Basement  
Second

7`9" x 5`11"  
5`6" x 10`9"

Bedroom  
Bedroom  
Legal/Tax/Financial

Basement  
Basement

14`0" x 12`10"  
9`10" x 12`10"

Title:  
**Fee Simple**  
Legal Desc:

**699HO**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Nestled in the heart of Chinook Park is this latest FULLY RENOVATED gem! Chinook Park has a vibrant community spirit for those looking to nestle into timeless charm! This home offers perfection in contemporary craftsmanship, while embodying luxury and comfort. The curb appeal has been completely transformed with freshly manicured landscaping, two new decks, fencing, brushed acrylic stucco, stone and exterior lighting. In addition, new shingles, fascia, soffit and energy efficient windows throughout. A standout feature to this 4 bedroom split home, which boasts over 2230 ft2 of developed space, is the interior architecture with newly installed elevated beam construction. All offset nicely with raised linear windows for natural lighting. The hardwood flooring stretches the entire length of the main floor, and leads your eye past the glass wall railing, wine room & main floor office. A grand tile wall encompasses the living room gas fireplace; which is adjacent to the custom wall cabinetry. This kitchen is culinary dream with state-of-the-art stainless steel appliance package, with gas stove and beverage fridge. Quartz countertops, functional placement of cabinetry, and extended island with seating for four. The kitchen lighting was designed to make a statement and an element of drama! The sun soaked living room is seamlessly connected to the kitchen, offering a view to the open upper and lower stairs. An oversized dining room awaits a grand table. Situated along the back glass patio doors, offering a view to the private backyard and deck. Nicely tucked away is the two piece bath with stunning two-tone wallpaper, making this bathroom functional and elegant. The master suite exudes tranquility and serenity, offering a retreat from the hustle and bustle of daily life. The centerpiece of this four-piece ensuite is the glass-enclosed shower, with sleek frameless design. Dual vanities with elegant countertop, and a pendulum light which casts a warm inviting glow. This level also features a 2nd bedroom & bath. There are two additional large bedrooms on the lower level with full bath which enhance the natural flow and continues the calm and refined ambiance. The four piece bathroom with shower and tub, granite countertop and the full laundry room with washer and dryer complete the lower level. The OVERSIZED HEATED attached double garage has a newly poured concrete slab, and easily fits a full sized truck, while still leaving additional area for a workbench or motorcycle. In addition, it can handle a car lift if you so desire! This home has completely new electrical, along with heated bathroom floors, and a tankless water system. Chinook Park is known for its central convenient location, and is within walking distance to Heritage Park, the Glenmore Reservoir path system, two schools and ample shopping. Providing residents with a unique blend of educational and recreational opportunities right at their doorstep.**

Inclusions:  
Property Listed By:

**None**  
**Century 21 Bamber Realty LTD.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







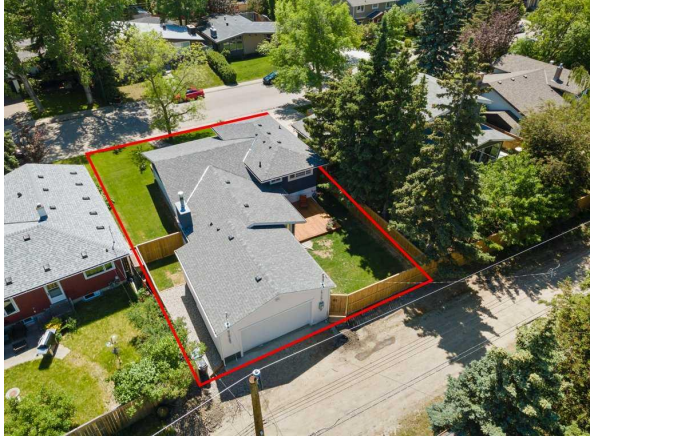




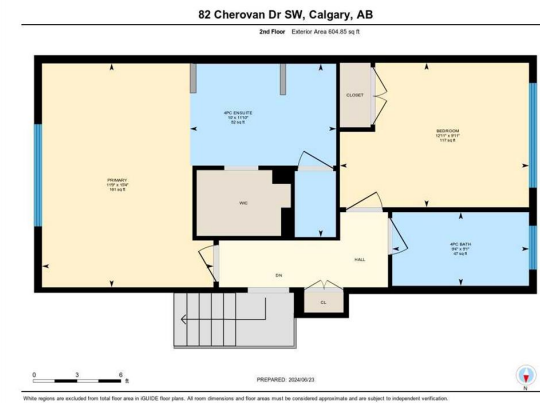
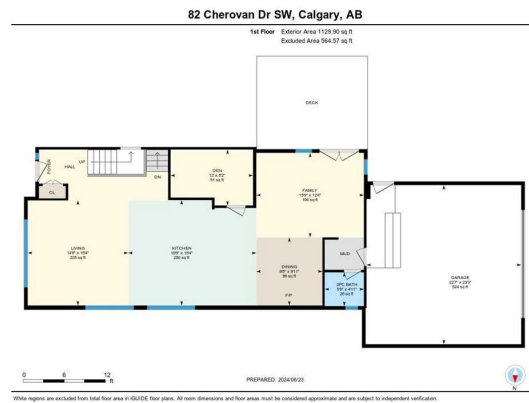
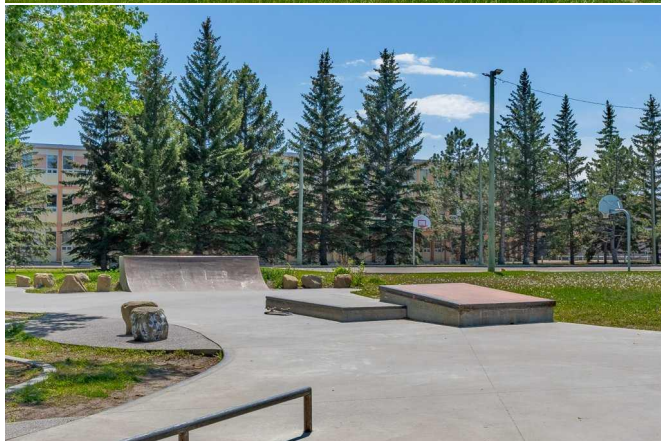
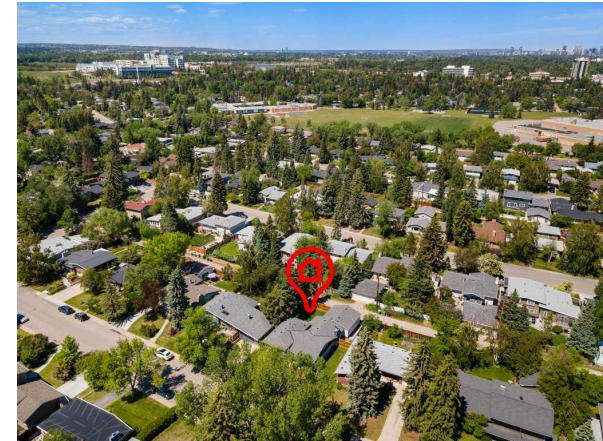
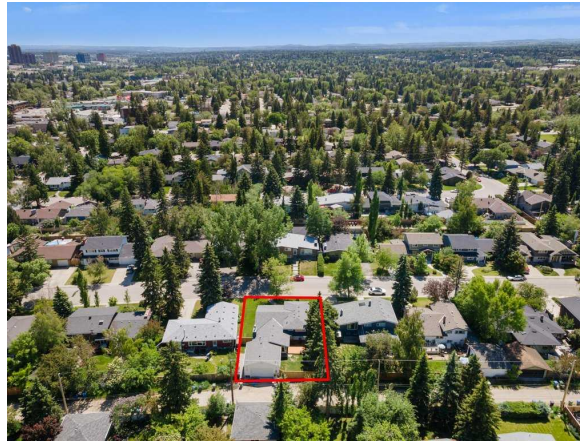












82 Cherovan Dr SW, Calgary, AB

Basement (Below Grade) Exterior Area 437.37 sq ft



PREPARED: 2024/09/21



While regions are excluded from total floor area in EXHIBIT floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.